

Draft Private Sector Green Building Policy

For the City of San José



Agenda

1. San José Green Vision
2. Green Building Goal
3. Regional Context
4. Municipal Commitment
5. Draft Private Sector Policy
6. Comments



San José Green Vision

1. 25,000 new Clean Tech jobs
2. Cut per capita energy use 50%
3. 100% renewable electricity for San José
4. **Build or retrofit 50 million square feet of green buildings**
5. Zero waste to landfill
6. 100% beneficial reuse of wastewater
7. General Plan with measurable sustainability standards
8. Entire public fleet will use alternative fuels
9. 100,000 new trees and smart, zero-net streetlights
10. 100 miles of new trails



Green Building Goal

At Least 50 Million Square Feet
Certified Green Buildings
In San José by 2022



Green Building Status in San José

- Over 1 million square feet of third party certified green buildings
- Nearly 6 million square feet of green building currently in design and construction



Gish Apartments



West Valley Library



Adobe Headquarters



Commitment for Public Facilities

- Policy adopted 2001
- LEED Silver required 2007
 - “Go for the Gold”
 - Dozens of City facilities pursuing LEED certification
- City facilities total 4 million square feet
 - Maximum 8% of the goal

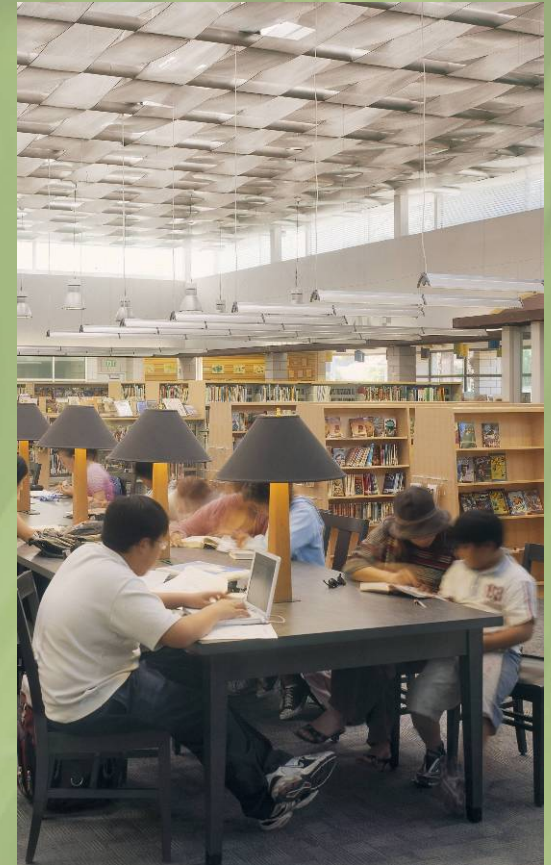
Why Build Green?

Buildings are our habitat

- People spend 90% of their time indoors
- Air quality indoors is often worse than outdoors

Buildings Account For

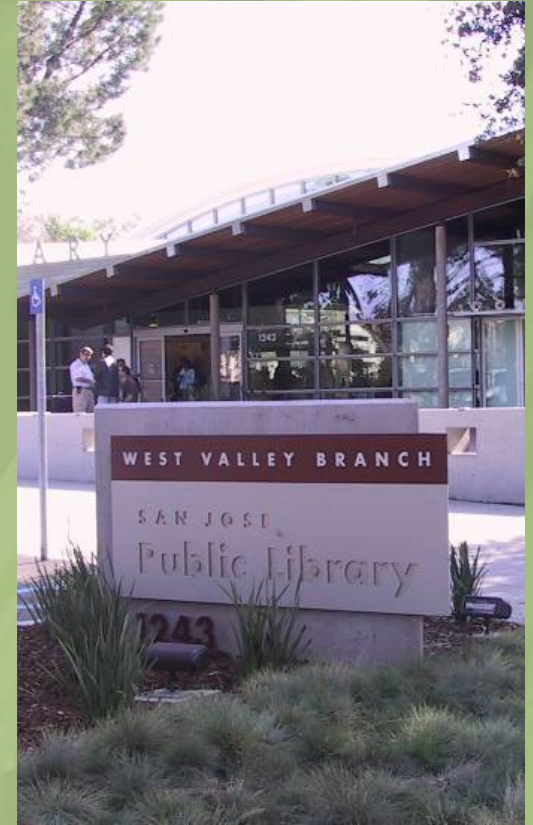
- 71% of electricity consumption
- 39% of CO₂ emissions
- 30% of raw materials use
- 30% of waste output
- 12% of potable water consumption



What is Green Building?

Design, Construction, Operation, and Maintenance practices that reduce or eliminate negative impacts of buildings on occupants and the environment

- Reduce greenhouse gas emissions
- Protect health and well being
- Conserve and protect natural resources
- Reduce energy and water consumption
- Divert waste from landfills



What is a Certified Green Building?

LEED Rating System

U.S. Green Building Council



- Points define four certification levels
- More focus on commercial new & retrofit
 - 9000+ rated projects since 2000

Green Point Rated System

Build It Green



- 50+ points to be 'GreenPoint Rated'
- Focused on single/multi family residential
- Goal of 10,000 units rated by end of 2008
- Credible and Recommended by Northern California Homebuilder's Association

Two complementary standards:

- Widely recognized and consensus-based
- Consistent and quantifiable rating criteria, 'menu' of options/choices
- Independent 3rd-party verification ensures standard of performance

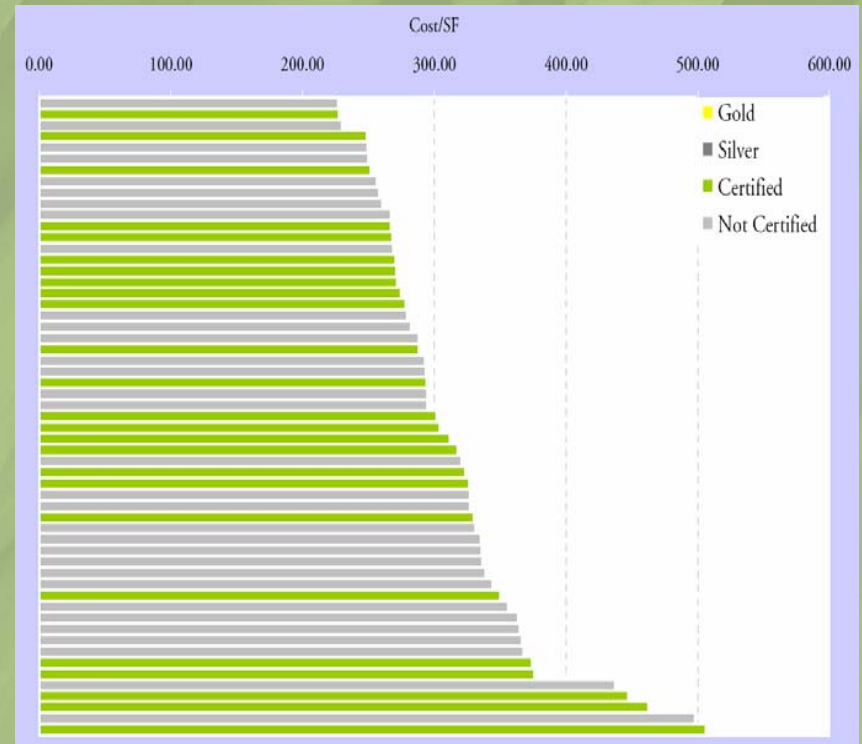
Benefits and Costs

Representative benefits:

- 8-9% decrease in operating costs
- 7.5% increase in building values
- 3.5% increase in occupancy
- 3.0% increase in rental income
- 6.6% improvement in ROI

USGBC LEED for Commercial Buildings

Cost Trend:



Green building does not determine \$/sf

Davis Langdon 2007 Cost Data for 83 LEED, 138 Non-LEED Buildings

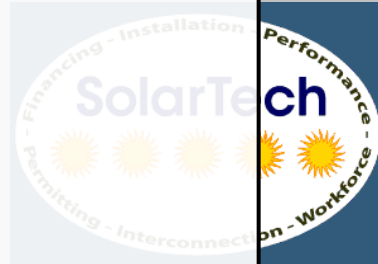


Private Sector Policy Goals

- Encourage environmental responsibility & achievement
- Enhance economic competitiveness
 - Increase property values & rents
 - Reduce operating costs
 - Attract & retain talent
- Provide clear, predictable standards



work2future
opportunity • jobs • success



Largest California Cities

- Green = Developing Green Building Programs
- Grey = Not

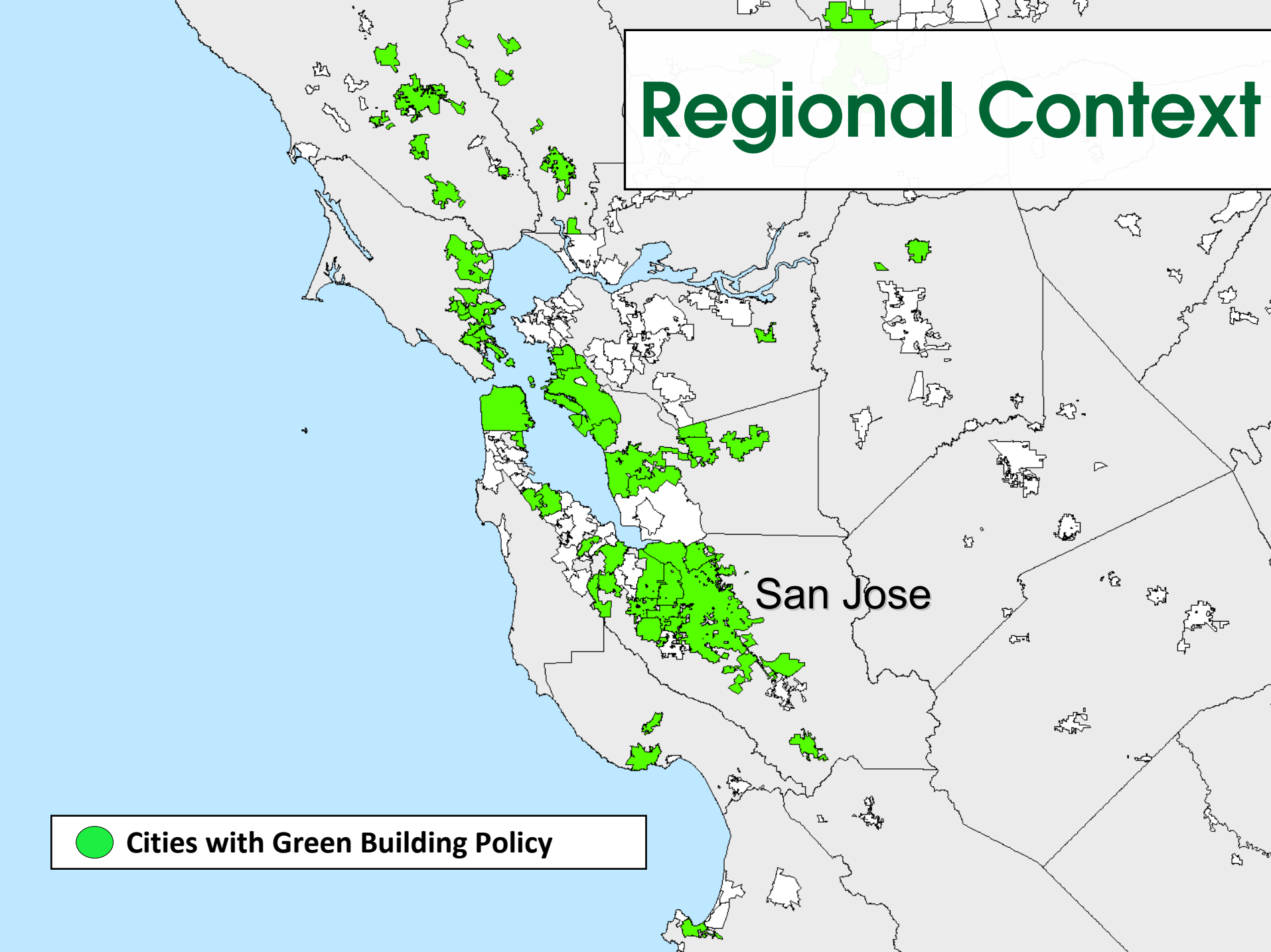
Rank	City	Population
1	Los Angeles	4,018,080
2	San Diego	1,256,509
3	San José	929,936
4	San Francisco	808,844
5	Long Beach	492,912
6	Fresno	481,035
7	Sacramento	467,343
8	Oakland	415,492
9	Santa Ana	353,428
10	Anaheim	345,556



Regional Context

 Cities with Green Building Policy

San Jose



Santa Clara County Cities Association

Near-term Recommendations, November 2007

- 1) Adopt LEED & GreenPoint Rated**
as consistent reference standards for commercial and residential building
- 2) Require 'Green Checklist'** as Part of Planning Application
- 3) Require LEED Silver** for municipal buildings



Cities Adopting The Recommendations

To Date:

- Campbell
- Cupertino
- Los Altos Hills
- Milpitas
- Monte Sereno
- Morgan Hill
- Palo Alto
- Santa Clara
- Saratoga
- San José
- Sunnyvale

*Consistent reference standards
in Santa Clara County*

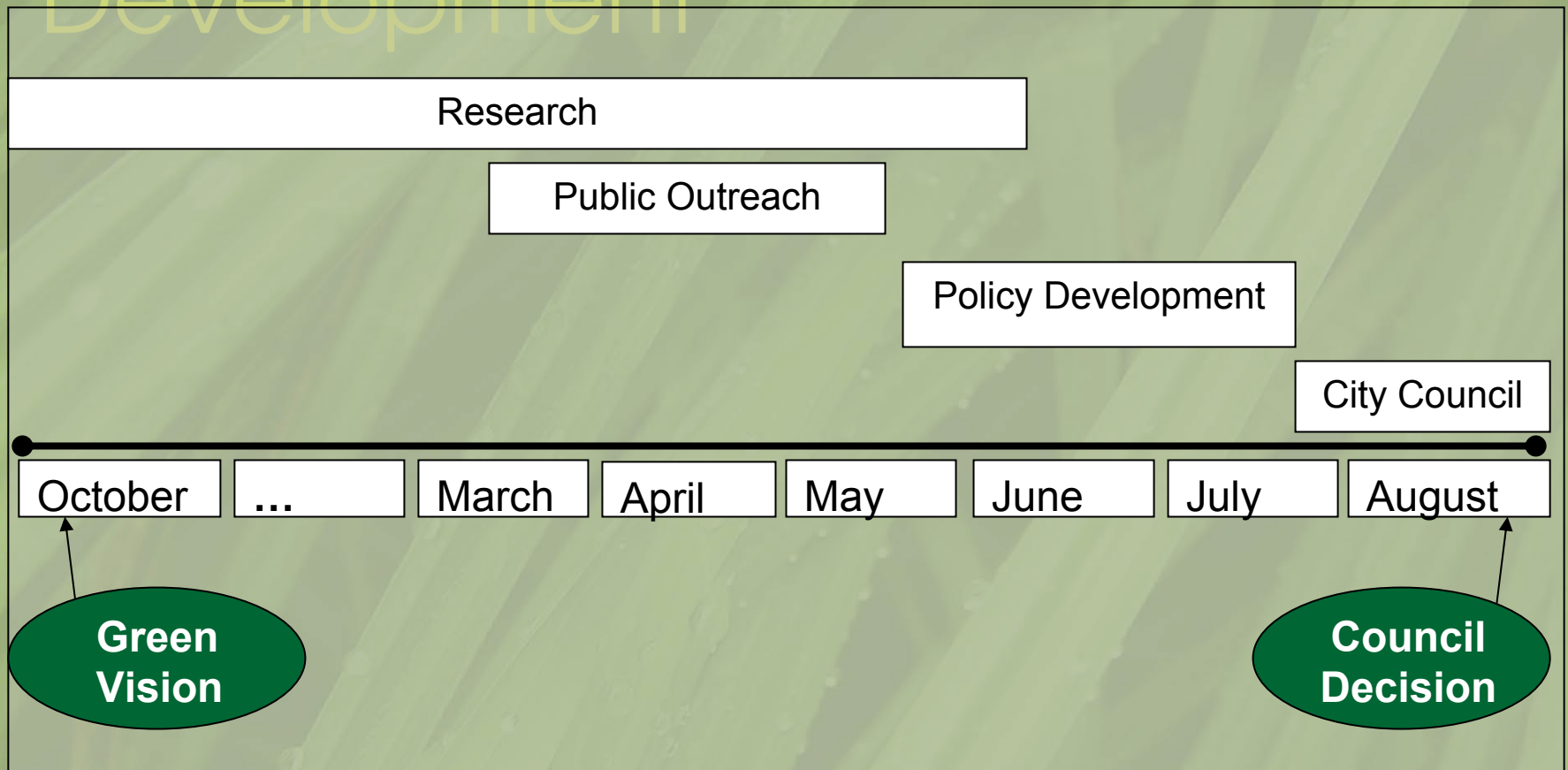


What San José is doing

- Adopting SCCCA Recommendations
 - LEED Silver for city facilities
 - Recognize GreenPoint Rated & LEED
 - Require checklist
- Evaluating Policy Options
 - Incentives
 - Requirements
 - Performance level
 - Timing
 - Thresholds
- Education



Timeline for Policy Development



Draft Policy – New Construction

Market Segment	Step 1 - January 1, 2009*	Step 2 - July 1, 2011
Commercial / Industrial Tier 1	< 25,000 square feet = LEED NC Checklist	< 10,000 square feet = LEED NC Checklist
Commercial / Industrial Tier 2	≥ 25,000 square feet = LEED Silver Certification	≥ 10,000 square feet = LEED Silver Certification
Residential ≤ 10 units	GreenPoint or LEED Checklist	GreenPoint Rated 50 pts Or LEED Certified
Residential > 10 units	GreenPoint Rated 50 points or LEED Certified	GreenPoint Rated 80 pts or LEED Silver

* Applies to new planning submittals



Implementation

Deposit System

- Modify Construction Demolition Debris Deposit – Deposit returned upon 3rd party certification



Feedback:

- Most Effective & Viable Incentives?
- Performance Levels
- Timing
- Project Size Thresholds



To Learn More

- May 7: LEED for Commercial Interiors
- June 7-8: Greenfair Silicon Valley
- Sept 25-27: West Coast Green - in San Jose
- USGBC Silicon Valley Branch – Formed Mar 18
- PG&E classes www.pge.com/energyclasses
- Build It Green www.builditgreen.org
- US Green Building Council www.usgbc.org
- City of San Jose
 - <http://www.sanjoseca.gov/planning/>
 - <http://www.sanjoseca.gov/esd/>





Comparison – Rating Ranges

Rating Range	LEED for Homes	LEED New Construction (NC)	GreenPoint Rated
High Performance	✓	✓	✓
Mid-level Green			✓
“Entry-level Green” / Above Code			✓




Comparison – Areas Considered

Topic Areas	LEED for Homes	LEED for New Construction (NC)	GreenPoint Rated
Design Process	✓		
Community	✓	Limited	✓
Site	✓	✓	✓
Water	✓	✓	✓
Energy	✓	✓	✓
Materials	✓	✓	✓
Indoor Environment	✓	✓	✓
Education	✓	Limited	✓



Comparison – Applicability

Project Type	LEED for Homes	LEED for New Construction (LEED-NC)	GreenPoint Rated
New Custom Single Family	✓		✓
New Production Single Family	✓		✓
New Multifamily Low & Mid-Rise	✓	✓ ?	✓
New Multifamily High Rise		✓	?
Gut Rehab	✓		✓
Residential Remodel			<i>Guidelines Available</i>